

108.0

0003

0012.0

Map

Block

Lot

1 of 1  
CARD

ARLINGTON

Total Card / Total Parcel  
57,000 / 57,000  
57,000 / 57,000  
57,000 / 57,000APPRaised:  
USE VALUE:  
ASSESSED:**Patriot**  
Properties Inc.

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
0	LOT	TRINITY RD-WINC, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: MASSAT BRUNO	
Owner 2: MASSAT- MOON PAULA F	
Owner 3:	

Street 1: 10 TRINITY ROAD

Street 2:

Twn/City: WINCHESTER

St/Prov: MA Cntry: Own Occ: N

Postal: 01890 Type:

## PREVIOUS OWNER

Owner 1: DRISCOLL BRENDAN &amp; HEIDI -

Owner 2: -

Street 1: 10 TRINITY ROAD

Twn/City: WINCHESTER

St/Prov: MA Cntry:

Postal: 01890

## NARRATIVE DESCRIPTION

This Parcel contains 4,100 Sq. Ft. of land mainly classified as Undev. Land

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
132	Undev. Land		4100		Sq. Ft.	Site		0	70.	0.20	4			Unbuild	-85					57,015						57,000	

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
132	4100.000			57,000	57,000		69446
							GIS Ref
							GIS Ref
							Insp Date
							10/28/99

Source: Market Adj Cost Total Value per SQ unit /Card: N/A /Parcel: N/A Land Unit Type:

Entered Lot Size Total Land: Land Unit Type:

Parcel ID 108.0-0003-0012.0

!8523!

## USER DEFINED

Prior Id # 1: 69446

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## SALES INFORMATION

## TAX DISTRICT

## PAT ACCT.

Grantor Legal Ref Type Date Sale Code Sale Price V Tst Verif Notes

DRISCOLL BRENDA 34385-444 12/20/2001 Portion-Asst 650,000 No No N

12046-478 1/1/1901 Family No No N

## BUILDING PERMITS

Date Number Descrip Amount C/O Last Visit Fed Code F. Descrip Comment

10/28/1999 Vacant Lot 256 PATRIOT

1/1/1919

## ACTIVITY INFORMATION

Date Result By Name

Sign: VERIFICATION OF VISIT NOT DATA / / /

Total AC/HA: 0.09412

Total SF/SM: 4100

Parcel LUC: 132 Undev. Land

Prime NB Desc: ARLINGTON

Total: 57,015 Spl Credit Total: 57,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

apro

2021

EXTERIOR INFORMATION			BATH FEATURES			COMMENTS			SKETCH												
Type:			Full Bath:	Rating:																	
Sty Ht:			A Bath:	Rating:																	
(Liv) Units:		Total:	3/4 Bath:	Rating:																	
Foundation:			A 3QBth:	Rating:																	
Frame:			1/2 Bath:	Rating:																	
Prime Wall:			A HBth:	Rating:																	
Sec Wall:		%	OthrFix:	Rating:																	
Roof Struct:			OTHER FEATURES			RESIDENTIAL GRID															
Roof Cover:			Kits:	Rating:		1st Res Grid	Desc:	# Units:													
Color:			A Kits:	Rating:		Level	FY LR DR D K FR RR BR FB HB L O														
View / Desir:			Frl:	Rating:		Other															
GENERAL INFORMATION			WSFlue:	Rating:		Upper															
Grade:			CONDO INFORMATION			Lvl 2															
Year Blt:		Eff Yr Blt:	Location:			Lvl 1															
Alt LUC:	Alt %:		Total Units:			Lower															
Jurisdct:	Fact:		Floor:			Totals	RMs:	BRs:	Baths:	HB											
Const Mod:			% Own:			REMODELING			RES BREAKDOWN												
Lump Sum Adj:			Name:			Exterior:	No Unit	RMS	BRS	FL											
INTERIOR INFORMATION			DEPRECIATION		Interior:																
Avg Ht/FL:			Phys Cond:	0.0	%	Additions:															
Prim Int Wall			Functional:		%	Kitchen:															
Sec Int Wall:		%	Economic:		%	Baths:															
Partition:			Special:		%	Plumbing:															
Prim Floors:			Override:		%	Electric:															
Sec Floors:		%	Total:	0	%	Heating:															
Bsmt Flr:			CALC SUMMARY		General:																
Subfloor:			COMPARABLE SALES																		
Bsmt Gar:			Basic \$ / SQ:			Rate	Parcel ID	Typ	Date	Sale Price											
Electric:			Size Adj.:	1.00000000																	
Insulation:			Const Adj.:	16.00000000																	
Int vs Ext:			Adj \$ / SQ:																		
Heat Fuel:			Other Features:	0																	
Heat Type:			Grade Factor:																		
# Heat Sys:			NBHD Inf:	1.00000000																	
% Heated:	% AC:		NBHD Mod:			WtAv\$/SQ:		AvRate:		Ind.Val											
Solar HW:	Central Vac:		LUC Factor:	1.00																	
% Com Wall	% Sprinkled:		Adj Total:	0		Juris. Factor:		Before Depr:	0.00												
			Depreciation:	0		Special Features:	0	Val/Su Net:													
			Deprecated Total:	0		Final Total:	0	Val/Su SzAd:													
MOBILE HOME			Make:			Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS																					
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value	PARCEL ID	108.0-0003-0012.0	
More: N	Total Yard Items:			Total Special Features:				Total:												IMAGE	AssessPro Patriot Properties, Inc